



TOWN OF GROTON
Board of Health
173 Main Street
Groton, Massachusetts 01450
Telephone: (978) 448-1120

MEMORANDUM

DATE: May 7, 2024
TO: Zoning Board of Appeals
FROM: Board of Health
RE: Heritage Landing Comprehensive Permit
600 Cow Pond Brook Road

At its meeting on May 6, 2024, the Board of Health reviewed the List of Requested Waivers, dated March 26, 2024, submitted by Attorney Paul Alphen on behalf of Heritage Landing, LLC, applicant for a or a Comprehensive Permit to construct 28 residential condominium units on property located at 600 Cow Pond Brook Road.

1. The Board of Health voted unanimously to recommend that the Zoning Board of Appeals (ZBA) grant the waiver of Chapter 315 Sewage Disposal Systems, Section 315-3.L, which states:

“No component of a sewage disposal system, including but not limited to the leach area, sewer line, distribution box, distribution line, septic tank, clean-out or manhole, shall be located under any portion of a public or private road right-of-way.”

The applicant’s request states. “A portion of the piping will be required to be located under the private roadway within the site.”

2. The Board of Health voted unanimously to recommend that the ZBA grant the waiver of Chapter 315 Sewage Disposal Systems, Section 315-6, which states:

“Leach beds and pits will be sized at 150% of Title 5 requirements. Leaching areas based on percolation rates greater than 14 minutes/inch shall have a reserve area of 150% of the primary area. This requirement shall not include innovation and alternative systems in a bed of field formation. Leach beds for the purpose of this regulation shall apply to conventional “pipe and stone” systems. The use of an innovative and alternative system disposal area shall be sized at 100% of the Title Five minimum rather than reduced sizing allowance for that technology.”

The applicant’s request states, “This may be appropriate for a single family dwelling, but these systems will be commercially sized with pressure dosing which provides for a more complete and uniform method of applying effluent to a leach area.”

3. The Board of Health voted unanimously to recommend that the ZBA defer action, without prejudice, on the remaining waivers of Chapter 315 as requested by the applicant based upon insufficient information because no sewage disposal system design plans have been submitted to date.

As stated at the meeting, all sewage disposal systems at the Heritage Landing site must comply fully with Title Five, 310 CMR 15.000.

The Board of Health appreciates the ZBA's efforts to consult with the Board of Health prior to taking action on any waivers. The Board reserves the right to submit additional comments when the applicant submits more information.

The complete text of Chapter 315 is available on the Town's website at:

<https://www.grotonma.gov/government/boards-and-committees/board-of-health/>

The complete text of Title Five is available at:

<https://www.mass.gov/regulations/310-CMR-15000-septic-systems-title-5>